

031.0

0006

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

949,600 / 949,600

USE VALUE:

949,600 / 949,600

ASSESSED:

949,600 / 949,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46-48		FOSTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ADAMSON JULIE T &	
Owner 2: WALKER SCOTT C	
Owner 3:	
Street 1: 46 FOSTER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
---------------	-------

PREVIOUS OWNER	
Owner 1: WRIGHT EILEEN/LIFE ESTATE -	
Owner 2: -	
Street 1: 46 FOSTER ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2518 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

--	--	--

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value	Entered Lot Size			GIS Ref		
104	4864.000	496,900			452,700	949,600				GIS Ref		
Total Card	0.112	496,900			452,700	949,600	Total Land:			Insp Date		
Total Parcel	0.112	496,900			452,700	949,600	Land Unit Type:			09/15/17		
Source:	Market Adj Cost		Total Value per SQ unit /Card:		377.12	/Parcel: 377.12						

PREVIOUS ASSESSMENT								Parcel ID		031.0-0006-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	496,900	0	4,864.	452,700	949,600		Year end	12/23/2021	
2021	104	FV	474,400	0	4,864.	452,700	927,100		Year End Roll	12/10/2020	
2020	104	FV	474,400	0	4,864.	452,700	927,100		Year End Roll	12/18/2019	
2019	104	FV	368,600	0	4,864.	481,000	849,600		Year End Roll	1/3/2019	
2018	104	FV	368,600	0	4,864.	350,900	719,500		Year End Roll	12/20/2017	
2017	104	FV	345,900	0	4,864.	305,600	651,500		Year End Roll	1/3/2017	
2016	104	FV	345,900	0	4,864.	260,300	606,200		Year End	1/4/2016	
2015	104	FV	328,300	0	4,864.	254,700	583,000		Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
WRIGHT EILEEN/L	62816-76		10/22/2013		638,500	No	No		D.O.D. EILEEN WRIGHT 10/5/2012,		
WRIGHT EILEEN E	31354-366		4/25/2000	Family		1	No	4			
	11943-433		1/8/1971			No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
9/15/2017		MEAS&NOTICE							HS		Hanne S				
5/8/2009		Measured							189		PATRIOT				
2/24/2000		Meas/Inspect							264		PATRIOT				
8/11/1993									TH						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4864	Sq. Ft.	Site			0	80.	1.16	1								452,737						452,700		

